WARRANTY DEED

TARA STEWARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $164,000.00.

John Cobb Rochford
Affiant

Subscribed and sworn to me on November 24, 2008.

Tara Steward
NOTARY PUBLIC

My Commission Expires: 8/23/11

Davidson County DEEDWARR
Recvd: 11/26/08 09:56 3 pgs
Fees:18.00 Taxes:606.80
20081126-0115723

THIS INSTRUMENT WAS PREPARED BY:
John Cobb Rochford
Community Title Company, LLC
2200 Abbott Martin Road
Nashville, TN 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Derek and Meredith Rodriguez 404 Trace Court Nashville, TN 37221	Regions Bank d/b/a Regions Mortgage 2050 Parkway Office Circle Birmingham, AL 35244	126-15-0B-287.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **DENNIS A. KAISER and CRYSTAL S. KAISER, Co-Trustees of The Kaiser Family Trust**, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto **DEREK RODRIGUEZ and MEREDITH RODRIGUEZ, husband and wife,** hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No. 67 on the Plan of Lexington Point Subdivision, Section Four, a Planned Unit Development, of record as Instrument No. 20020116-0006343, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed from Dennis Kaiser and wife, Crystal Kaiser to Dennis A. Kaiser and Crystal S. Kaiser, Co-Trustees of The Kaiser Family Trust Under Document Dated June 17, 2003 by Quitclaim Deed dated November 7, 2003 of record in Instrument No. 20031113-0165866, Register's Office for Davidson County, Tennessee. Further, having been the same property conveyed from Beazer Homes Corp. d/b/a Phillips Builders, a Tennessee corporation to Dennis Kaiser and wife, Crystal Kaiser by Warranty Deed dated September 24, 2002 of record in Instrument No. 20020930-0118595, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2009 Davidson County and subsequent taxes are assumed by the Grantees; and
2. Subject to any and all covenants, conditions, zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property, appearing in the public records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c); and
3. The Plan of record as Instrument No. 20020116-0006343, said Register's Office, shows an owners certificate, and is subject to all matters as set forth therein.; and
4. Declaration of Covenants, Conditions and Restrictions of Lexington Point, of record as Instrument No. 20001018-0103445, and made applicable to Sections 3 and 4 in Instrument No. 20020219-0021061, Register's Office for Davidson County, Tennessee; and
5. Easement conveyed to Bellsouth Telecommunications of record as Instrument No. 20010329-0030190, Register's Office for Davidson County, Tennessee.; and
6. Charter of Lexington Point Homeowners' Association, Inc. of record as Instrument No. 20001020-0104424, Register's Office for Davidson County, Tennessee; and
7. Ingress/Egress Easement reserved in Book 11669, Page 837, Register's Office for Davidson County, Tennessee; and
8. Grant of Transmission Line Easement of record in Book 4230, Page 987, Register's Office for Davidson County, Tennessee; and

9. Agreement for Dedication of Public Utility Easement of record in Book 7601, Page 404, Register's Office for Davidson County, Tennessee; and
10. Memorandum of Lease and Easements for ingress, egress and utilities to Powertel/Memphis, Inc., of record in Book 10931, Page 196, Register's Office for Davidson County, Tennessee; and
11. Storm Water Detention Agreement of record in Instrument No. 20020729-0090372, Register's Office for Davidson County, Tennessee; and
12. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 404 Trace Court, Nashville, TN 37221.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors and assigns, forever, and GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands on November 24, 2008.

The Kaiser Family Trust

By: _____ Co-Trustee
Dennis A. Kaiser, Co-Trustee

By: Crystal S. Kaiser Co Trustee
Crystal S. Kaiser, Co-Trustee

STATE OF CALIFORNIA, COUNTY OF SAN DIEGO

Before me, the undersigned Notary Public, of the state and county aforesaid, personally appeared Dennis A. Kaiser and wife, Crystal S. Kaiser, Co-Trustees of The Kaiser Family Trust, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be Co-Trustees of The Kaiser Family Trust, the within named bargainor, and that he/she as such Co-Trustees of The Kaiser Family Trust, have duly authorized and executed the foregoing instrument for the purposes therein contained, by signing the name of the Trust by himself/herself as Co-Trustees of The Kaiser Family Trust.

Witness my hand and official seal on November 24, 2008.

_____
NOTARY PUBLIC

My Commission Expires: 7-8-2010

CAROL A. PAOPAO
Commission # 1674745
Notary Public - California
San Diego County
My Comm. Expires Jul 8, 2010

Certificate of Authenticity

I, John Cobb Rochford, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

John Cobb Rochford
Signature

State of Tennessee

County of Davidson

Personally appeared before me, John Webb, a notary public for this county and state, John Cobb Rochford who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 1-23-2010.

JOHN WEBB
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY